



May 17, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairperson Hall
Invocation Jean Garniewicz
Pledge of Allegiance Dean Thompson
Quorum Chairperson Hall
Approval of Minutes for May 3, 2007 Chairperson Hall
Reading of the Agenda Director Browning
Approval of the Agenda Chairperson Hall

Old Business

Preliminary Plat Staff

1. **LBP Properties**, Fury's Ferry Road, Zoned P-1, 8 lots, 3.40 acres, *Commission District 1*.
[Map] [Site Plan] [Staff Report]

New Business

Final Plat Staff

Preliminary Plat Staff

Rezoning Staff

2. **RZ 07-05-04**, Rezone a portion of Tax Map 079 Parcels 096 and 097, 9.50 acres located on Washington Road from A-R to C-2. *Commission District 2*. [Application] [Map] [Staff Report]

Staff Comments Staff

Public Comments Chairperson Hall

Adjourn Chairperson Hall

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins



May 17, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Meeting Schedule: May-June 2007

Board/Commission	Date	Time	Location
Planning Commission	May 17, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	May 22, 2007	8:00 AM	Evans Government Center Auditorium
Board of Commissioners	June 5, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	June 7, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	June 19, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	June 21, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	June 26, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, June 5, 2007** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on **Friday, June 1, 2007** to place their name on the agenda for presentation.

COLUMBIA COUNTY
GEORGIA

LPB Properties Aerial



Fury's Ferry Road

Steeplechase

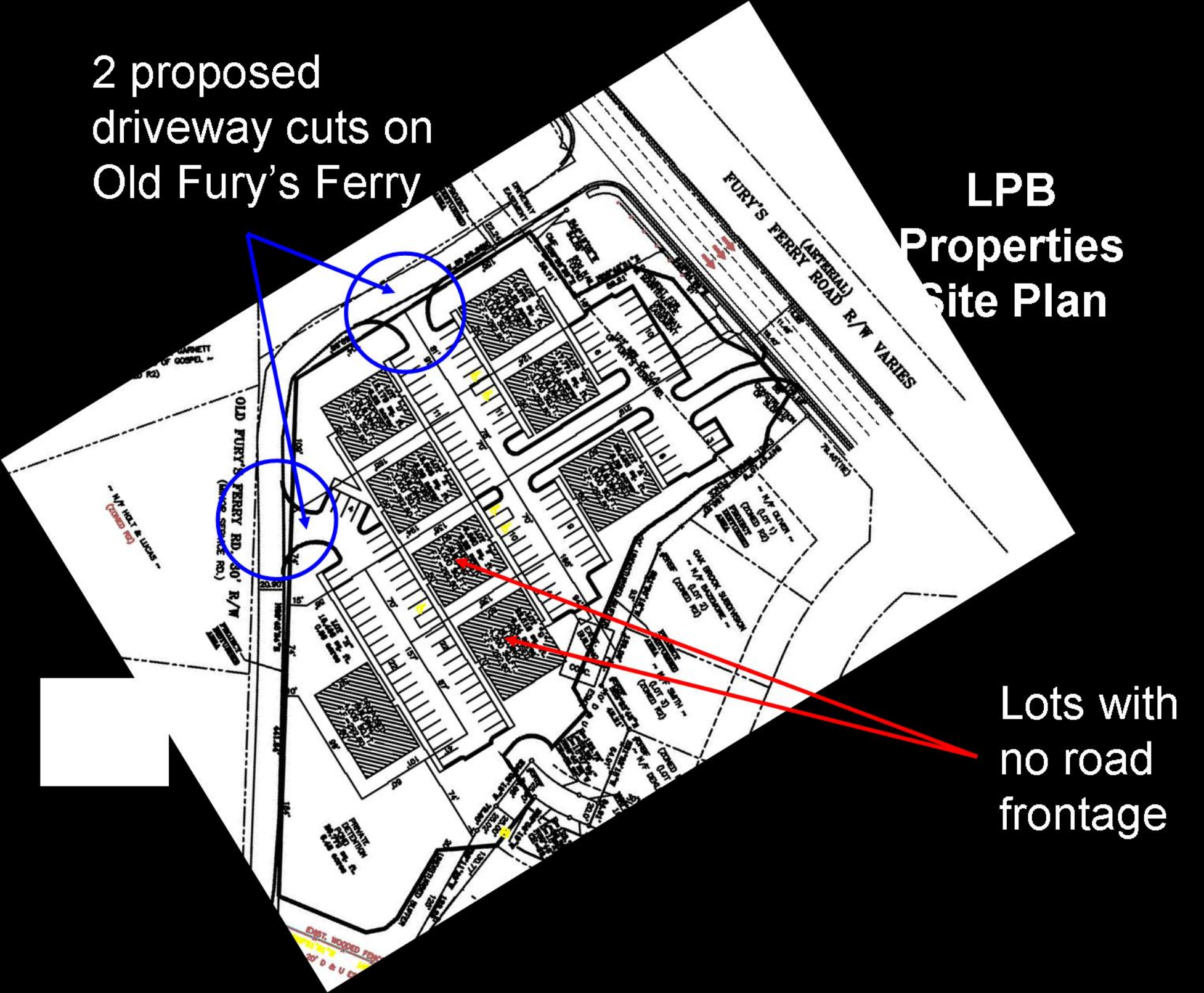
Site

Old Fury's Ferry Road

Oakbrook

2 proposed
driveway cuts on
Old Fury's Ferry

LPB Properties Site Plan



Lots with
no road
frontage



PRELIMINARY PLAT

LPB PROPERTIES

Property Information

Subdivision Name	LPB Properties
Location/address	Fury's Ferry Road
Development Acreage	3.40 acres
Number of lots/units	8 (2.35 lots/acre)
Zoning	P-1 (Office-Professional)
Engineer/Surveyor	James Swift & Associates
Commission District	District 1 (Thigpen)
Recommendation	Disapproval

Summary and Recommendation

LPB Properties, seeks preliminary plat approval for LPB Properties located on Fury's Ferry Road at Old Fury's Ferry Road. The plans call for 8 lots on 3.40 acres for a density of 2.35 lots per acre. The property is zoned P-1 (Office-Professional). The subdivision was reviewed by staff and was found to have several deficiencies. The plat shows two lots that have no frontage on a public or private road, which is in violation of the zoning and subdivision regulations. Additionally, the Board of Commissioners placed a zoning condition on this property that the sole means of ingress and egress into the development would be off of Fury's Ferry Road. Since that time, the developer's civil engineer submitted this preliminary subdivision plan showing a couple of proposed driveway cuts onto Old Fury's Ferry Road, which is in conflict with that zoning condition. Staff has informed the engineer and developer that if they wish to use Old Fury's Ferry Road, the engineering department would have to review their proposal to determine if it physically works. Staff has raised concerns regarding site distance problems, lack of right-of-way, and narrow pavement widths on Old Fury's Ferry Road that likely cannot accommodate the traffic that would be generated by the proposed development.

Construction and Maintenance staff has calculated that based on 26,800 square feet of floor area for the proposed office and medical uses, nearly 1000 trips per day would be generated by the development. The County Engineer has stated that this is likely to generate the need for left turn lanes and acceleration and deceleration lanes for each driveway proposed on Old Fury's Ferry Road, as well as the need for the pavement and right-of-way to be widened to accommodate these additional lanes. These improvements would also be required per the subdivision regulations.

If the developer decides to proceed with the plans showing access on Old Fury's Ferry Road, the Board of Commissioners will have to decide whether to allow an amendment to this condition. Staff cannot make a recommendation to the BOC until they have received a set of plans showing the proposed engineering of these required improvements to Old Fury's Ferry. If the engineering is feasible, staff will then take a recommendation to the BOC for an amendment to the condition. If the



PRELIMINARY PLAT

LPB PROPERTIES

condition is amended or removed, staff can proceed with their review of the preliminary subdivision plans within the appropriate review cycle.

In addition to the items listed above, this property is also governed by the CPOD site and building design regulations, and all information must be submitted to Building and Commercial Services staff for review prior to issuance of any building permits. With that said, staff is unable to recommend approval at this time. Staff is also not in favor of tabling this item due to the nature of the deficiencies and the potential time it will take to re-engineer the site to incorporate staff comments.

Staff recommends **Disapproval**.



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from A-R to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 79 Parcel # 96 and 97
Address Washington Road Acreage 9.50
Road Frontage 529 feet on the North/South/East West (circle one) side of
Washington Road. Property is approximately 10 feet from the
intersection of Kroger Road. The attached plat for the
property was prepared by Southern Partners, Inc. and dated March 27, 2007

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail Commercial Sales

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Joseph R. Cash and Estate of Ila Mae Cash APPLICANT: 3730 Trotter, LLC
ADDRESS: 4060 Washington Rd. ADDRESS: 3527 Walton Way
CITY: Martinez, GA ZIP: 30907 CITY: Augusta, GA ZIP: 30909
PHONE #: (706)863-9666 PHONE #: (706)737-3138

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). **If yes, a full written disclosure must be submitted.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Joseph F. Cash
Owner's Signature Joseph F. Cash,
Individually and as Executor of the
Estate of Ila Mae Cash

3730 TROTTER, LLC

By: William A. Trotter
Applicant's Signature
As its Member

Subscribed and sworn to before me on 9th day of April 2007

Ryan Kenneth Kennedy
Notary Public



Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: 4/11/07
Public Hearing Date: 5/17/07
File # R2 07-05-04



RZ 07-05-04 Aerial

GRAPHIC SCALE
 100 0 50 100 200 400
 (IN FEET)
 1 inch = 100 ft.

TPN 079-097D
WHEELER ROAD PARTNERS
DB 2652, P. 52

S52°16'14"E
118.71'

N03°48'43"E
204.08'

WASHINGTON ROAD
R/W VARIES

L-529.98'
R-5962.00'
S51°20'08"E
CHD-529.81'

Existing pond
WETLANDS

S40°46'38"W
38.67'

S40°46'38"W
176.43'

OTHER PROPERTIES OF CASH

N03°00'41"E
301.77'

N00°00'00"E
487.04'

413,691 S.F.
9.50 ACRES
PO 079/097

S88°46'47"W
305.04'

164.00'

S88°45'46"W

TPN 079-093A
MERCHANTS WILLAGE LLC
PC D, SL. 40, #3

JAMES M. HULL
BARRY L. STOREY
TPN 079-093

KROGER ROAD 50' R/W (MIN)
500'18'39"E
457.60'

Easement for ingress/egress and regress travel DB 696, Pgs. 239-242

ZONING	PLAT	PREPARED FOR:	SCALE: 1" = 100'
		NELSON & ILLA MAE CASH	DATE: 3-27-07
DESCRIPTION:	PROPERTY LOCATED IN MARTINEZ, GEORGIA		REV. DATE:
	COLUMBIA, COUNTY, GEORGIA		
	Southern Partners, Inc.		
	ENGINEERS - SURVEYORS - PLANNERS		
	1233 AUGUSTA WEST PARKWAY AUGUSTA, GEORGIA 30909 (706) 855-6000		
	SP No. 23728-07		
	23728/23728-ZONING		

SP No. 23726-07
23726/23726-ZONING



REZONING

May 17, 2007

FILE: RZ 07-05-04

A-R to C-2

Property Information	
Tax ID	Tax Map 079 Parcel 096 (portion) and Tax Map 079 Parcel 097 (portion)
Location/address	Washington Road
Parcel Size	9.50 +/- acres
Current Zoning	A-R (Apartment Residential)
Existing Land Use	Undeveloped Apartment Residential
Future Land Use	Very High Density Residential
Request	C-2 (General Commercial)
Commission District	District 2 (Mercer)
Recommendation	Approve with Conditions

Summary and Recommendation

Joseph Cash and the estate of Ila Mae Cash, owners, and 3730 Trotter LLC, applicant, request the rezoning of a portion of two tracts with a combined acreage of 9.50 acres and located at the intersection of Washington and Kroger Roads from A-R apartment residential to C-2 general commercial. The C-2 general commercial zoning district is established to provide for both highway commercial and planned commercial shopping or service centers. The C-2 district is for those commercial uses which cater to community and regional shoppers as well as the traveling public, occupy relatively large sites, and require access to major thoroughfares.

The property was previously zoned C-2 until May, 2005, when the entire 26 acre tract was rezoned A-R to allow for apartment development. However, no development has occurred, and the applicant now wishes to use a portion of the property for commercial uses. The remaining 17.5 acres will remain A-R, and there remains the potential for high density residential to occur on the western portion of the property. The property has some topographical issues, including vast wetlands and private ponds. The majority of the wetlands lie on the western boundary of the property, and will serve as a buffer from any potential high density residential uses and the single family uses in the Heritage Hills subdivision. The ponds are located in the front of the property along Washington Road and will provide substantial challenges in gaining direct access to and from Washington Road. The property is surrounded by C-2 property, including the Kroger shopping center and the large automobile dealership on Washington Road at Flowing Wells.

Access to the proposed C-2 property is planned to be exclusively from Kroger Road. Kroger Road is a private road that is owned and maintained by Hull-Storey Development Group. Therefore, some form of legal easement agreement must be on file prior to approval of any commercial site plan in order to access this private road. Access to Washington Road for the rear A-R portion may be



REZONING May 17, 2007

FILE: RZ 07-05-04

A-R to C-2

difficult given the current location of the private ponds and the presence of extensive wetlands. An alternative means of access must be proposed to Kroger Road in the event that access to Washington Road is not possible. Cross easements for access must be reserved for the A-R tract. These easements should not be encumbered with topographical or environmental obstacles that could preclude proper engineering of their potential access road. Any proposed access to Washington Road will also require approval of the Georgia Department of Transportation (GDOT).

It was mentioned by the applicant in a meeting with staff that they may want to bring Kroger Road up to county standards and have the county assume maintenance as a public road. According to the county Construction and Maintenance Department, there are major pavement failures that will have to be repaired and the road needs to be overlaid entirely prior to the county accepting it. The major drainage system needs to be assessed prior to the county taking the roadway. The county Engineering Department will have to recommend any widening that may be required to meet county standards. It should be noted that the access to Washington Road is impacted by the signal at Flowing Wells Road during peak hours. With the new signal being installed at Columbia Road there may be negative impacts at this location.

The applicant has stated the intent to use the commercial property for a tractor supply dealership though the C-2 zoning will not be limited to this use. The use of any outdoor display area, excluding auto and truck sales, rental, and minor repair, is only allowed as a conditional use in the C-2 zoning district. Staff was not advised of the proposed use until after the filing deadline for the May 7, 2007 Planning Commission meeting. The applicant has since filed the necessary paperwork, and the conditional use for outdoor storage is on the Planning Commission's June 7, 2007 agenda.

Finally, it should be noted that the property, (including both the A-R portion and the proposed C-2 portion), is located in the South Washington Road Corridor Protection Overlay District, (CPOD). All improvements, including building materials, must conform to the requirements of the CPOD.

Interdepartmental Review Conditions

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia EPD is required.
2. If existing pond is to be used for detention, an analysis must be done to determine if the pond will handle the additional runoff. USACE must be consulted prior to the change of use.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.



REZONING

May 17, 2007

FILE: RZ 07-05-04

A-R to C-2

6. A left turn analysis will be required to determine the need for installation of a left turn lane on Kroger Road.
7. A deceleration lane dimensioned for the posted speed limit on Kroger Road will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
8. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
9. Access to the property from SR104 must be approved by GDOT.
10. A site plan must be submitted to and approved by the County Engineer.
11. All proposed improvements must conform to current county standards.

Planning: A 10 foot side and 20 foot rear structural buffer is required adjacent to all residential properties or an undisturbed 20 foot side and 40 foot rear buffer is required in lieu of the structural buffer. An aggregate of 10% open space is required for the C-2 site. All outdoor lighting shall be directed away from adjacent residential zoning districts, whether developed or undeveloped.

Water and Sewer: Owner/Developer is responsible for all costs involved to serve the property with water and sewer.

Construction and Maintenance: GDOT to approve access to SR 104.

Storm Water: Permanent drainage and utility easements are required.

Health Department: Owner/Applicant must contact health department if not on county sewer.

Comments

Water and Sewer: County water is available on an eight inch line in the rear of the Kroger Store. County sewer is available on a ten and twelve inch line parallel to Reed Creek. This project will not affect the capacity of existing water and sewer infrastructure.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area. Road widening along Washington Road to occur on the opposite side of the road. All access is controlled by GDOT. A right turn lane may be required. Major delays occur at Kroger Road due to backup from the traffic signal at Flowing Wells.

Storm Water: There are no active projects in the area.

Sheriff: This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Patrols will be needed to monitor increased traffic flow and safety conditions. Patrols will also be needed for crime prevention during the construction phase and continue after the completion of the project. A traffic deceleration lane and center turn lane is recommended. There is adequate access for public safety vehicles.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.



REZONING

May 17, 2007

FILE: RZ 07-05-04

A-R to C-2

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and use patterns.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the nearby neighborhood or properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is not compatible with the purpose and intent of the GMP as high density residential. Prior to the property being rezoned in 2005, the GMP designated the property for commercial use.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The properties could be used as currently zoned.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services. Traffic obstacles already exist and will have to be dealt with.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is not supported by new and changing conditions not anticipated by the GMP. However, the proposal is reflected in existing zoning of surrounding properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request does meet this balance test.